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ROCKINGHAM, NORTH CAROLINA

# NEIGHBORHOOD ANALYSIS

1960

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**NEIGHBORHOOD ANALYSIS**  
**ROCKINGHAM, NORTH CAROLINA**  
**1960** **D.C. P.**

The preparation of this report was financed in part through an urban planning grant from the Housing and Home Finance Agency, under the provisions of Section 701 of the Housing Act of 1954, as amended.



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by the

STATE OF NORTH CAROLINA  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

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## FOREWORD

This study is one of a series of planning studies prepared for the Town of Rockingham, North Carolina, by the Division of Community Planning. Other studies which have been completed or are scheduled include a central business district study, a community facilities plan, a revision of the zoning ordinance, and the preparation of subdivision regulations.

## ACKNOWLEDGMENTS

Contributions of time and information by the following individuals and organizations have been helpful in the preparation of this report.

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Jack Webb, Assistant Town Clerk

L. S. Allen, Chief of Police

Perry C. Covington, Fire Chief

James Huneycutt, Superintendent of Schools

### RICHMOND COUNTY

Welfare Department

Juvenile Court

Health Department

### NORTH CAROLINA

Welfare Department





## TABLE OF CONTENTS

	<u>PAGE</u>
Introduction	1
Neighborhoods Delineated	2
 <u>General Characteristics</u>	
Land Use	4
Mixed Land Use	6
Streets and Sidewalks	7
Water and Sewer Facilities	7
Existing Housing	8
Population	10
Social Blight	10
Adult Crimes	11
 <u>Neighborhood Summaries</u>	
Neighborhood 1	13
Neighborhood 2	15
Neighborhood 3	16
Neighborhood 4	18
Neighborhood 5	19
Neighborhood 6	21
 <u>Problems and Recommendations</u>	
Problems	22
Urban Renewal	23
Federal Assistance	24
State Enabling Legislation	26
Local Regulations	27
Public Housing	28
Citizen Participation	29
Specific Applications of Urban Renewal Methods	30
Conclusion	32
	Follows
	Page
Appendix	33



## TABLES AND MAPS

		<u>PAGE</u>
<u>Land Use</u>		
Table 1	Rockingham Land Use	34
Table 2	Neighborhood 1 Land Use	35
Table 3	Neighborhood 2 Land Use	35
Table 4	Neighborhood 3 Land Use	36
Table 5	Neighborhood 4 Land Use	36
Table 6	Neighborhood 5 Land Use	37
Table 7	Neighborhood 6 Land Use	37

<u>Housing</u>		
Table 8	Dwelling Units, Appearance, and Type by Neighborhood	38
Table 9	The Number and Percent of Dwelling Units by Appearance Grades for Rockingham and its Neighborhoods	39
Table 10	The Number and Percent of Dwelling Unit Grades for each Neighborhood with Rankings Based on Percent of Substandard Dwelling Units	40

<u>Population</u>		
Table 11	Population Estimates by Neighborhood Based on Dwelling Unit Counts	41

<u>Social Blight</u>		
Table 12	Illegitimate Births, 1959	42
Table 13	Juvenile Delinquency, 1959	42
Table 14	Public Assistance, June, 1960	42
Table 15	Adult Crimes, 1959	43
Table 16	Fires, 1959	43
Table 17	Neighborhood Rankings	43

FOLLOWS  
PAGE

<u>Maps</u>		
Map 1	Neighborhood Boundaries	3
Map 2	Land Use	43
Map 3	Mixed Land Use	43
Map 4	Street Rights-of-Way	43
Map 5	Housing Appearance	43
Map 6	Proposed Treatment	43



## INTRODUCTION

This neighborhood analysis is one of a series of planning studies which the Division of Community Planning has contracted to prepare for the Town of Rockingham, North Carolina. Other studies which have been completed or which are scheduled include a central business district study, a community facilities plan, a revision of the zoning ordinance, and the preparation of subdivision regulations.

In Rockingham, as in many other urban places, there exist slums or blighted residential areas which reflect upon the quality of development for the entire community. If neglected, conditions in these areas become worse and blight spreads to surrounding areas, thereby creating new slums; tax returns decrease; and municipal service costs increase. Factors which cause blight include the improper mixing of land uses, poor lot layout, inadequate utilities and services, absentee ownership, poor street design, property owner neglect, etc.

The purposes of this study are two-fold. The first purpose is to analyze existing conditions in Rockingham--to ascertain which areas are stable and which areas are blighted or are in danger of becoming blighted. The second purpose is to recommend methods which may be used to protect the quality of development and to alleviate blight.

This analysis consists of three major parts. The first, General Characteristics, includes general descriptive information for the Town of Rockingham. The second, Neighborhood Summaries, describes conditions within individual neighborhoods. The third, Problems and Recommendations, lists major problems noted in Rockingham and its component neighborhood and discusses methods to be used in solving these problems. Specific tabular and graphic data are included in the Appendix.





## NEIGHBORHOODS DELINEATED

For the purposes of this report, the Town of Rockingham is divided into six neighborhoods. The delineation of these neighborhoods follows physical boundaries, such as railroads, streams, and streets, and governmental boundaries, such as the town limits. Though these neighborhoods vary in area, population, etc., each demonstrates a marked degree of homogeneity in its physical and social composition.

Neighborhood 1 is bounded on the north and west by the town limits. Its southern border is rather irregular and extends from the town limits along Caroline Street, U. S. Highway 74, Western Street, W. Washington Street, a line between and parallel to W. Green and W. Washington Streets, E. Green Street, and Fayetteville Road. On the east the boundary extends from Fayetteville Road along Steele Street to the town limits.

Neighborhood 2, the largest of the neighborhoods, is bounded on the west by Steele Street and the town limits. The northern, eastern, and a portion of the southern boundaries are also formed by the town limits. The remainder of the southern border extends along Washington Street, Eastside Avenue, and Fayetteville Road.

Neighborhood 3 is bounded on the north by Fayetteville Road. Its eastern border extends along East Side Avenue and along Washington Street to the town limits. The remainder of the eastern boundary and the southern boundary follow the town limits and Falling Creek to U. S. Highway 74 Bypass. On the west, Lawrence Street, a line between and parallel to Franklin and Court Streets, Randolph Street, Franklin Street, and a line north to Fayetteville Road form the boundary.

Neighborhood 4 is bounded on the north by Falling Creek; on the east, south and west, the town limits form the boundaries with the exception of a small section of the western boundary, which



follows the Seaboard Airline Railroad to Falling Creek.

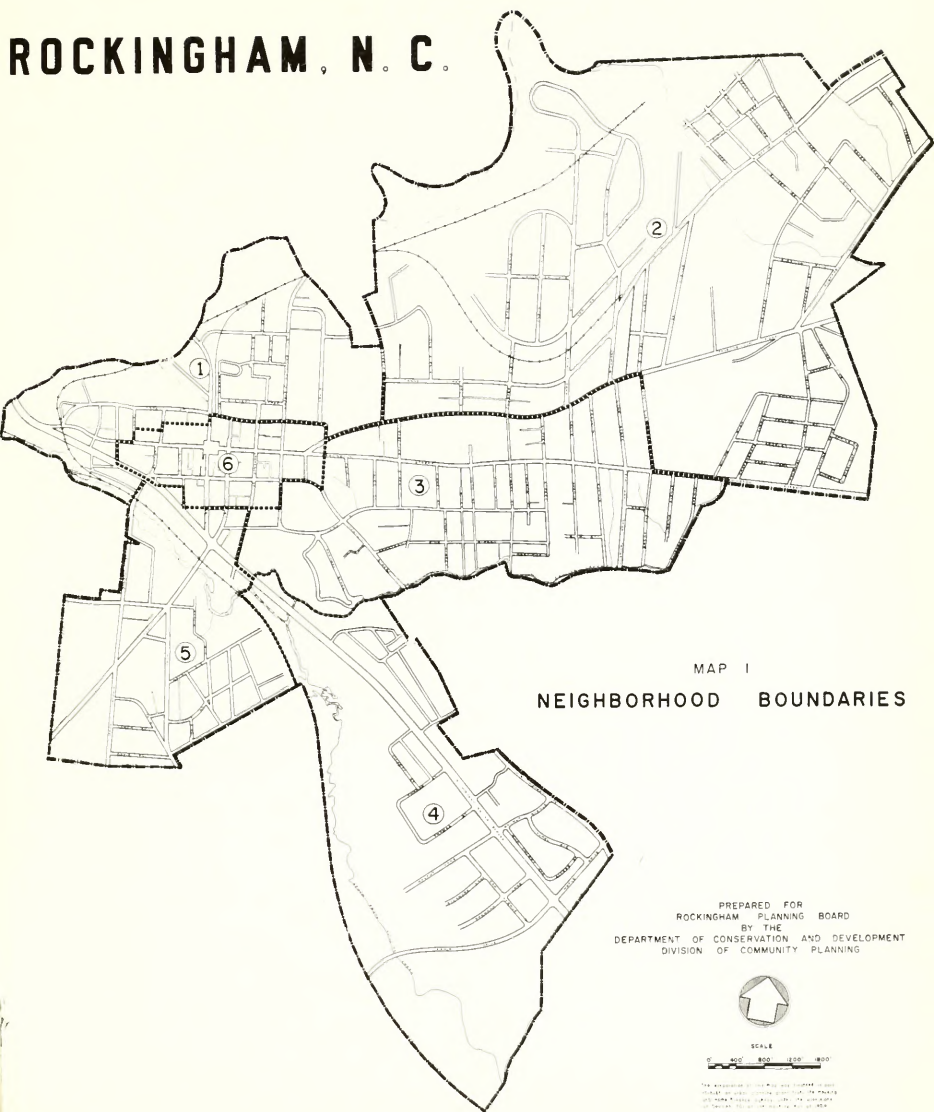
Neighborhood 5 has an irregular northern boundary formed by U. S. Highway 74, and alley immediately north of this highway, and Court Street. Lawrence Street, U. S. Highway 74, Falling Creek, and the Seaboard Airline Railroad shape the eastern border. The town limits bound this neighborhood on the south and west, with a small portion along Caroline Street completing the western boundary.

Neighborhood 6 has irregular boundaries consisting of streets, alleys, and lines. Its western boundary is formed by Western Street. On the north, W. Washington Street, Terry Street, a line between and parallel to W. Green and W. Washington Streets, and E. Green Street form the boundary. The eastern boundary is a line extending from E. Green Street to Franklin Street parallel to Rockingham Street. Franklin Street, Randolph Street, Court Street, and alley, and U. S. Highway 74 form the southern boundary.

Map 1, Neighborhood Boundaries, indicates the neighborhood boundaries used in this analysis.



# ROCKINGHAM, N. C.



MAP I  
NEIGHBORHOOD BOUNDARIES

PREPARED FOR  
ROCKINGHAM PLANNING BOARD  
BY THE  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
DIVISION OF COMMUNITY PLANNING



SCALE  
0 200 400 600 800

THE BOUNDARIES OF THIS MAP ARE COMPATIBLE WITH THE  
BOUNDARIES OF THE ROCKINGHAM PLANNING BOARD  
AND THE ROCKINGHAM PLANNING BOARD. THE BOUNDARIES  
OF THE ROCKINGHAM PLANNING BOARD ARE NOT  
GUARANTEED.





GENERAL

CHARACTERISTICS



## LAND USE

To determine how the land within Rockingham's neighborhoods is used, a land use survey was conducted in June, 1960. Land-use data were collected and classified according to the following general categories: commercial, industrial service, manufacturing, residential, service, social and cultural, transportation, wholesale, and open. Approximately one-half of the land within the town limits is developed for uses which fall in the first eight categories above; the remaining 50 percent of the town consists of vacant or undeveloped land.

Commercial uses of land include primary, secondary, and convenience stores and service stations. Primary stores are those which sell low-bulk goods on a comparison shopping basis--e.g., clothing stores, jewelry stores, etc. Secondary stores sell items of larger bulk such as furniture and appliances. Convenience shops sell personal items including foods, drugs, etc. Service stations are also included in the commercial category. Approximately five percent of Rockingham's developed land is devoted to commercial uses.

Industrial services include construction businesses and service establishments; such as storage establishments, metal working shops, etc., which cater to the needs of industries and businesses. Industrial services utilize about 1.7 percent of the developed land.

The manufacturing category includes both those establishments which produce durable goods and those which produce non-durable goods. Less than ONE percent of the town's developed land is used for manufacturing.

Residences, including single-family, two-family, multi-family, rooming houses, tourist homes, and trailers, use more than 53 percent of the developed land.



Uses within the service category occupy about two percent of Rockingham's developed land. These services include consumer-serving establishments, such as restaurants and motels; offices providing financial and advisory services, such as governmental offices and banks; and business-serving establishments, such as printing shops and photography laboratories, which provide for specialized needs of businesses and individuals.

Social and cultural uses include spaces for churches, schools, institutions, hospitals, etc. About seven percent of the developed land is taken up by these uses.

Transportation uses are divided into vehicular and non-vehicular categories. Vehicular uses include passenger and freight terminals and street and railroad rights-of-way. Non-vehicular uses include rights-of-way and easements for utilities. Transportation uses take up almost thirty percent of Rockingham's developed land.

Wholesale establishments which sell products in large quantities to retailers use less than one-half of one percent of the developed land.

(For tabular and graphic data, see Table 1 and Map 2, Appendix)





## MIXED LAND USE

A major factor influencing the quality of development is the degree to which a mixture of incompatible land uses is present. The presence of commercial or manufacturing uses in residential areas detract from the amenity of the area. These uses bring to the residential area increased noise, traffic, smog, odor, dirt, etc. Similarly, the presence of residential structure in commercial or industrial areas detracts from the economic efficiency and appearance of these areas.

Rockingham neighborhoods are relatively free from areas where land uses are improperly mixed. However, there are about thirty locations within the town limits where residences are situated in commercial areas or where businesses are operating in residential surroundings. Approximately one-third of these are in transition areas in older parts of town such as in Neighborhood 6 and its surroundings. Here residential structures are being gradually replaced by commercial and service buildings and the remaining residences are deteriorating. A blighted area of mixed land uses results. In other neighborhoods, grocery stores and service stations are located in residential surroundings causing increased noise, traffic, odors, etc.

Another undesirable land use pattern noted is the strip of commercial and service establishments which is developing along both sides of U. S. Highway No. 74 Bypass. If this development continues, Rockingham will soon have a strip of commercial development along the highway which measures more than two miles. Traffic and congestion will increase and other desirable land uses will be forced to develop elsewhere.

(For graphic data, see Maps 1 and 2, Appendix)



## STREETS AND SIDEWALKS

As in many communities, Rockingham's basic street system was established before the advent of today's automobile traffic. Consequently, many streets are not capable of meeting the demands of today's traffic because they are inadequately designed and have pavements and rights-of-way of insufficient widths. A number of locations exist where intersections are located too close to each other or where street alignment is poor. These and other deficiencies are evidenced in congestion which generates excessive noise, loss of time, accidents, etc.

Map 4, Street Rights-of-Way, shows approximate rights-of-way for streets within the town limits. (Rights-of-way dimensions were taken from tax maps.) As indicated, more than 85 streets have rights-of-way which are less than 40 feet. Since right-of-way widths ranging from 50 to 60 feet are considered minimum in many North Carolina urban areas, the need for wider rights-of-way for many Rockingham streets is evident.

Few of the residential areas are served with sidewalks. Consequently, vehicular streets are used by pedestrians as walkways and by children as play areas. This deficiency leads to an increased rate of pedestrian accidents.

## WATER AND SEWER FACILITIES

Recently, Rockingham has begun construction and improvement of sewerage and water systems to meet increasing demands for better service. However, there are still some portions of the city which are not served or which are inadequately served with water and sewer services.

One problem noted was that many sections of the town are served by water mains two inches or less in diameter. As soon as possible many of these mains should be replaced by larger pipes at



least six inches in diameter. Those portions of town not supplied now and those sections scheduled for development should be supplied with water and sewerage facilities.

In some of the neighborhoods which are reportedly served with sewerage facilities, the presence of outdoor toilet structures was noted. Whether used or not, these structures should be razed, as they represent a potential threat to sanitary conditions in those neighborhoods where they exist.

Septic tanks, which now serve some residences of the town, are recognized as an adequate method of sewage treatment when situated in residential areas of low dwelling unit densities. When large numbers of these tanks are concentrated in neighborhoods with small lots, their effectiveness is decreased. Provisions for sewerage service should be made to those areas served by septic tanks when feasible.

Curb and gutter and storm sewer facilities are needed in some sections of Rockingham. Deficiencies in these systems result in erosion, flooding, and other drainage problems.

#### EXISTING HOUSING

All residences within Rockingham were counted, graded, and plotted on a lot line map of the town during a survey conducted in June, 1960. A total of 1,702 dwelling units was compiled of which more than 83 percent are single-family residences. Two-family and multi-family apartments comprise approximately 13 percent of the dwelling units. The average multi-family apartment has five units. White apartments are concentrated in the vicinity of Steele and Anne Streets in Neighborhood 2, and non-white apartments are found in Neighborhood 3, primarily.

Though net residential densities (the number of dwelling units per residentially-developed acre) were not calculated by block, a look at lot size as indicated by the lot line dimensions



on Map 5, Housing Appearance, reveals the residential areas where densities are highest. Those residential areas having the smallest lot sizes and, correspondingly, the highest densities are the most blighted areas in town.

During the survey each house was graded on its exterior appearance. Appearance factors considered were structural quality and maintenance, lot size, and surroundings maintenance. Grades used within the rating system were A-excellent, B-good, C-average, D-poor, and E-very poor. Both D and E categories were considered substandard.

Of the 1,702 dwelling units counted, 1,227 or 72.1 percent were evaluated as standard and 475 or 27.9 percent were rated substandard. The majority of the standard housing falls in Grade C. Substandard housing is almost equally divided between D and E grades.

The rating of neighborhoods based on the percentage of substandard dwelling units took the following order:

Neighborhood 1 -- Fifth	Neighborhood 4 -- First
Neighborhood 2 -- Second	Neighborhood 5 -- Third
Neighborhood 3 -- Sixth	Neighborhood 6 -- Fourth

The higher the rank, the lower is the percent of substandard houses in the neighborhood.

Results from the housing appearance survey indicate that an estimated 27.9 percent or more than one-fourth of Rockingham residents live in substandard housing conditions.

(For tabular and graphic data, see Tables 8, 9, and 10 and Map 5, Appendix.)





## POPULATION

According to the 1960 Preliminary Census Counts, the population of Rockingham at the time of the Census was 5,416. These people occupy approximately 1,702 dwelling units within the Town Limits. (A dwelling unit was defined by the 1950 Bureau of Census as a single room or a group of rooms occupied as separate living quarters with separate cooking equipment or a separate entrance, or both.)

The average number of persons per dwelling unit in 1960 was estimated to be 3.18. By multiplying this number by the number of dwelling units found in each neighborhood, the approximate population for each neighborhood was found.

Neighborhoods 2 and 3, the two largest neighborhoods, have approximately the same number of inhabitants. Each has a population estimated at 1,935, which comprises 35.7 percent of the total population of Rockingham.

There are approximately 1,545 non-white residents making up about 28.5 percent of the total population. Non-white residences are concentrated in Neighborhoods 1 and 3. An estimated 22 percent of the population of Neighborhood 1, or 178 residents, are non-white. Neighborhood 3, with an estimated 1,367 non-whites, is about 72 percent non-white.

Table 11 indicates the number of dwelling units, residents, and individual percentages of the total Town population for Neighborhoods 1 through 6, by race.

## SOCIAL BLIGHT

Studies conducted throughout our society have shown that substandard or physically blighted housing areas have a higher socioeconomic problem rate than do residential areas having standard housing. This high rate of socio-economic problems has been labeled social blight. Those areas which have a high degree of social and



physical blight contribute less to the economy of the community than do non-blighted areas and, conversely, require greater municipal expenditures in the form of municipal services than do standard areas.

A study of several of Rockingham's social blighting indices revealed that here, as elsewhere, there is a high correlation between physical blight and social blight or poor housing conditions and socio-economic problems. Blight indices examined were (1) adult crimes, (2) illegitimate births, (3) fires, (4) juvenile delinquency cases, (5) public assistance cases, and (6) public health cases. Though the number of cases for each index was small, it was felt that results obtained were representative of the existing neighborhood conditions.

#### ADULT CRIMES

Of the 26 crimes committed in Rockingham during 1959, 23 were "assault on a female", one was "assault", one was "assault with a deadly weapon", and one was "forgery". Seventy-three percent of these crimes were committed in Neighborhood 3; 100 percent were committed in Neighborhoods 1, 3, and 6, which contain 55.7 percent of the Town's total population.

Illegitimate Births: Neighborhoods 1 and 3, which contain 40.8 percent of the population, were the places of residence for 92.7 percent of the unmarried mothers of Rockingham in 1959.

Fires: Rockingham fires which caused more than \$500 damage each during 1959 were counted by neighborhood of occurrence. Neighborhoods 1, 3, and 6, were the locations of 100 percent of these fires.

Juvenile Delinquency Cases: An estimate of the number of juvenile delinquency cases for 1959, obtained from a juvenile court official, was used since juvenile delinquency case records were not available. The homes of approximately 85 percent of the juvenile delinquents were located in Neighborhoods 1, 3, and 6.



Public Assistance Cases: Cases of public assistance, including those involving "aid to dependent children, aid to the permanently and totally disabled, and old age assistance" for June, 1960, were compiled by neighborhoods. Again, Neighborhoods 1, 3, and 6 held the majority of the cases, 92.1 percent.

Public Health Cases: Though public health records were not available showing incidence of communicable disease by neighborhood, it is believed that in Rockingham, as in other communities, the communicable disease rate for such diseases as tuberculosis and venereal disease is higher in blighted areas than in those residential areas free of blight.

After ranking each neighborhood for each index of social blight, average neighborhood rankings were compiled. In the system used, a high ranking number indicates a high degree of social blight. Neighborhoods 1, 3 and 6 ranked 5<sup>th</sup>, 4<sup>th</sup>, and 6<sup>th</sup>, respectively.

Tables 12, 13, 14, 15, 16, and 17 list the above social blight indices by neighborhood, number, cases per 100 inhabitants or dwelling units, percent of total cases, and rank.



## NEIGHBORHOOD

## SUMMARIES

(For tabular and graphic data,  
see the Tables and Maps in  
the Appendix)





## NEIGHBORHOOD 1

Land Use: Approximately two-thirds of the 206 acres in Neighborhood 1 are developed. Of this developed land, more than 60 percent is used for residences and more than 33 percent is used for streets and railroads. A lumber mill and a school, take up more than half of the remaining developed land.

Mixed Land Use: This neighborhood has locations demonstrating two types of improper mixing of land uses. In the central portion near Green Street there is a lumber mill situated in the midst of a residential area. On the west along U. S. Highway 74 there are residences interspersed with industrial service, wholesale, and commercial uses.

Streets, Railroads, and Utilities: There are about seven miles of streets of which more than one-third have rights-of-way of less than forty feet. Approximately 1.6 miles of railroad spurs serve the neighborhood. Water mains are of adequate dimensions except along Western and High Streets where two inch pipe is used. The presence of outdoor toilet structures was noted in the residential area along Green Street.

Housing: There are approximately 257 dwelling units of which 190 are single family and 51 are two-family and multi-family. Sixteen dwelling units were vacant at the time of the survey. About 48 percent of the total number of dwelling units are substandard. Rated on the percent of substandard housing, Neighborhood 1 ranks fifth among Rockingham neighborhoods.

Population: The 818 residents comprise about 15 percent of Rockingham's total population. The non-white citizens, who make up about 21.7 percent of the total neighborhood population, live along Green Street. Approximately 390 of these residents live in substandard housing.



Social Blight: Approximately 17 percent of the 1959 illegitimate births, 29 percent of the 1959 juvenile delinquency cases, 28 percent of the June, 1960, public assistance cases, 15 percent of the 1959 adult crimes, and 20 percent of the 1959 fires causing more than \$500 damage in Rockingham involved citizens living in Neighborhood 1. The neighborhood rank, based upon the presence of social blight indices, is fifth.



## NEIGHBORHOOD 2

Land Use: Of the 843 acres making up this neighborhood about 52 percent is undeveloped. Almost 64 percent of the developed land is used for residential uses, 24 percent is used for transportation, and 11 percent is used for social and cultural development. The two largest tracts of land devoted to single uses are those occupied by the schools off Long Avenue and the cemetery on Fayetteville Road.

Mixed Land Use: There is little improper mixing of land uses, with the exception of several convenience shopping establishments and service stations which are located in residential areas along Fayetteville Road and Old Roberdel Road.

Streets, Railroads, and Utilities: Of the 16.6 miles of streets serving the neighborhood, approximately 35.2 percent have rights-of-way less than 40 feet. There are about 1.7 miles of railroad tracks. Many of the water mains serving areas within the neighborhood are three inches or less in diameter. Construction of sewerage lines is proposed to serve those areas presently served with septic tanks.

Housing: Of the 608 total dwelling units, 535 are single-family, 64 are apartments, and 8 are trailers. Only one dwelling unit was vacant at the time of the survey. Only 2.5 percent of housing here is substandard. Neighborhood 2 ranks second among Rockingham neighborhoods judged by the percent of substandard housing.

Population: The all-white population of 1,935 is about 35.7 percent of Rockingham's total population. About 48 individuals live in substandard housing.

Social Blight: Residents of Neighborhood 2 were involved in 8.3 percent of the 1959 illegitimate births, 7.1 percent of the 1959 juvenile delinquency cases, and 6.3 percent of the June, 1960, public assistance cases for Rockingham. The neighborhood rank based on the prevalence of social blight is sixth.



### NEIGHBORHOOD 3

Land Use: The neighborhood has approximately 322 acres of land which are 62.2 percent developed. Again, the primary user of land is residential development, which makes up 73 percent of the developed land. Streets use about 14 percent of the developed land, and social and cultural uses occupy about nine percent. The largest single tract of land is used by the community center. The major concentration of commercial and service uses is along Washington Street.

Mixed Land Use: Convenience stores are found improperly mixed with residential property along Franklin Street. Industrial service, service stations, convenience shopping, and consumer service establishments are scattered throughout the residential development east of Hospital Road.

Streets and Utilities: The neighborhood has about eight miles of streets, more than 50 percent of which have rights-of-way less than 40 feet. A large portion of the neighborhood is inadequately served with water and sewerage facilities.

Housing: As in Neighborhood 2 there is a total of 608 dwelling units. There are 509 single-family dwelling units, 26 two-family units, 30 multi-family and garage apartment units, and 2 trailers. Eleven dwelling units were vacant at the time of the housing survey. About 48 percent of the total housing is substandard. Rated on this percentage, Neighborhood 3 ranks sixth among Rockingham neighborhoods.

Population: There are approximately 1,935 residents, who comprise 35.7 percent of Rockingham's total population. The non-white population makes up 70.6 percent of the total neighborhood population. About 929 people live in substandard dwelling units.





Social Blight: Seventy-five percent of the 1959 illegitimate births, 42.9 percent of the 1959 juvenile delinquency cases, 55.1 percent of the June, 1960, public assistance cases, 73.1 percent of the 1959 adult crimes, and 60 percent of the 1959 fires with losses exceeding \$500 in Rockingham involved Neighborhood 3 residents. The neighborhood ranks fourth among the six neighborhoods, based on the prevalence of social blight.



#### NEIGHBORHOOD 4

Land Use: Only 108 of the 413 acres are developed. Of this developed land 51.2 percent is used for transportation, 31.3 percent is developed residentially, and 9.8 percent is used commercially, with the remainder divided among industrial service, manufacturing, and service uses. Commercial and service establishments have developed and are developing in strips along both sides of U. S. Highway 74 Bypass.

Mixed Land Use: There is little improper mixing of land uses in the neighborhood.

Streets, Railroads, and Utilities: Of the 6 miles of streets, approximately one-third mile has rights-of-way under 35 feet. There is about one-third mile of railroad separating Neighborhoods 4 and 5. An adequate system of water and sewerage facilities is proposed for the area.

Housing: Fifty-six of the 64 dwelling units are single-family, and seven of the remaining dwelling units are two-family and multi-family apartments; the other dwelling unit was vacant in June, 1960. There are no substandard dwellings; consequently, Neighborhood 4 ranks first among the neighborhoods on the percent of substandard dwelling units.

Population: The all-white population of 260 is 4.8 percent of Rockingham's total population. The entire population lives in standard housing conditions.

Social Blight: No cases of illegitimate births, juvenile delinquency, public assistance, adult crimes, and fires causing more than \$500 damage were recorded for the time periods studied; therefore, Neighborhood 4 ranks first among Rockingham neighborhoods.



## NEIGHBORHOOD 5

Land Use: More than one-half of the 213 acres in Neighborhood 5 are open or undeveloped. Of the 94 acres of developed land, about 58.3 percent is used for transportation, 17.6 percent is used for residences, 14.5 percent is developed commercially, and 9.6 percent is used by industrial services, manufacturers, social and cultural uses, and wholesalers. Tourist-serving commercial and service establishments are concentrated along U. S. Highway 1 and Mill Road. A large tract of land off Watson Avenue is used by a lumber mill. Residences are concentrated in the vicinity of Cole Avenue and along Airport and Mill Roads.

Mixed Land Use: The mixing of residential uses in commercial and service areas is noticeable in three locations; conversely, the presence of a commercial use in a residential area is noticeable in only one location.

Streets, Railroads, and Utilities: There are approximately 5.5 miles of streets of which 2.25 miles have rights-of-way under 40 feet. The neighborhood shares about one-third mile of railroad track with Neighborhood 4. In addition there is another one-third mile section of tracks. Construction of water and sewerage systems has been proposed for the neighborhood.

Housing: There are 64 dwelling units of which 56 are single-family and 8 are apartments. Substandard houses amount to 18.7 percent of the total housing. Judged on the percent of substandard housing Neighborhood 5 ranks third among Rockingham neighborhoods.

Population: There are approximately 204 white residents. About 38 of these people live in substandard housing.



Social Blight: Residents of the neighborhood were involved in 7.1 percent of 1959 juvenile delinquency cases and 1.6 percent of June, 1960, public assistance cases. The neighborhood rank based on social blight indices is third.





## NEIGHBORHOOD 6

Land Use: Land use acreage for Neighborhood 6, which contains the central business district, was approximated from data compiled on a square-footage-of-building-floor-area basis. There is little undeveloped or open land. Commercial uses take 29.5 percent of the 68 acres within the neighborhood. Transportation uses 23.8 percent of the land; services use 21.5 percent; and industrial services use 8.1 percent. Residential development uses only 11.6 percent. The most intense development is in and around the central business district.

Mixed Land Use: There are approximately eight locations in the transition area around the central business district where residential, commercial, and service uses are improperly mixed.

Streets and Utilities: Of the two and one-half miles of street, about one-third of a mile has rights-of-way less than 40 feet. Most of the water and sewerage facilities serving the neighborhood are adequate.

Housing: Of the 82 dwelling units, 56 are single-family, 10 are two-family, and 12 are multi-family units. Four dwelling units were vacant when the survey was conducted. About 37.4 percent of the dwelling units are substandard. Based upon this percentage, Neighborhood 6 ranks fourth among Rockingham neighborhoods.

Population: About 264 citizens or 4.9 percent of Rockingham's total population live here. There is no non-white population. Approximately 99 residents live in substandard housing conditions.

Social Blight: The rank of Neighborhood 6 among Rockingham neighborhoods, based upon the prevalence of social blight, is sixth. About 14.3 percent of the 1959 juvenile delinquency cases, 8.7 percent of the June, 1960, public assistance cases, 11.5 percent of the 1959 adult crimes, and 20 percent of the 1959 fires causing more than \$500 damage occurred here.



PROBLEMS AND  
RECOMMENDATIONS



## PROBLEMS

This study has shown that no neighborhood is completely free of deficiencies. These problems range from minor inadequacies in the street, water, and sewer systems to conditions of extreme social and physical blight.

The following is a list of problems, followed by the neighborhoods where these conditions are most prevalent:

### Physical:

- a. Mixed land use (1, 2, 3, 5, 6)
- b. Inadequate utilities (all)
- c. Inadequate street system (all)
- d. Substandard housing (1, 3, 6)
- e. Inadequate lot sizes (1, 3)

### Social:

- a. Adult crimes (1, 3, 6)
- b. Illegitimate births (1, 3)
- c. Fires (1, 3, 6)
- d. Juvenile delinquency (1, 3, 6)
- e. Public assistance (1, 3, 6)

This list is not intended to imply that these blighting elements or slum conditions are town-wide or even neighborhood-wide; actually, many portions of Rockingham's neighborhoods are in good condition.

Those neighborhoods having the largest concentration of blighting factors are 1, 3, and 6. The most blighted portion of Neighborhood 1 extends from North Lee Street westward to the town limits. Substandard conditions in Neighborhood 3 are concentrated south of Washington Street from Hood Street east to the Town Limits and along Tintop Alley, Armstead Street, and Boone Street. Blight for Neighborhood 6 appears in the transition area around the central



business district.

Those problems involving the improper mixing of land uses, inadequate provision of utilities, and deficient traffic-moving facilities can be alleviated through the normal functions of town government. Zoning enforcement will eliminate the continued practice of mixing land uses improperly. The construction and renovation of the utilities and the sidewalk systems can be met through a progressive capital improvements program.

A program to improve Rockingham's street system should include a thorough study of the existing street system and traffic patterns and the formulation of a major street plan. Thereafter, changes and additions made to any component of the street system, should comply with the provisions of the major street plan. Attention should be given to the purchase of wider rights-of-way and the raising of street design standards.

Since Rockingham's most serious problems involve slum areas which are blighted both physically and socially, the remainder of this report will encompass urban renewal methods which can be used to combat this blight.

#### URBAN RENEWAL

The term "urban renewal" is used to describe activities relating to the treatment and prevention of urban blight. These activities encompass three basic methods--conservation, rehabilitation, and redevelopment.

Conservation is directed toward the prevention of urban blight and is usually applied to areas which are less than ten percent blighted. Conservation involves constant maintenance of structures and surroundings, removal of substandard structures and conditions, and enforcement of minimum housing, building, and zoning standards.

Rehabilitation is used in areas where slum conditions amount to approximately ten to sixty-seven percent of the area. Treatment





involves the condemnation and removal of substandard structures, individually or in small groups, which are interspersed with standard structures. Remaining structures must be maintained at standards which satisfy minimum housing requirements. The success of both conservation and rehabilitation measures depends largely upon citizen participation, and adequate minimum housing code, and strict enforcement of this code.

Redevelopment is applied to compact slum areas, usually more than two-thirds blighted, and involves the formulation of a redevelopment plan, the enlisting of federal aid, the rehousing of residents of the area to be cleared, the purchase of the land to be cleared, and the wholesale clearing of blighted structures, followed by re-use of the land in compliance with the redevelopment plan.

Rockingham may use any or all of these approaches in its renewal program. The use of conservation and rehabilitation techniques does not require the functioning of an urban renewal commission unless federal funds are used. The enforcement of an adequate minimum housing code and the efforts of property owners should adequately implement these measures. Conversely, the establishing of a redevelopment commission to formulate and administer redevelopment plans and policies is required by North Carolina law and by federal law for redevelopment projects in which federal funds are used.

#### FEDERAL ASSISTANCE

Federal assistance for urban renewal programs in North Carolina communities is made available through the Regional Office of the Urban Renewal Administration, Housing and Home Finance Agency, Atlanta, Georgia. Communities seeking this aid must submit applications to the Atlanta Office and must be organizing or must have a workable program. The workable program is the community's approach which is used to insure the quality of community development.



It must contain the following elements:

1. Codes and Ordinances - The objective is to assure adequate minimum standards of health, sanitation, and safety through a comprehensive system of codes and ordinances which state the minimum conditions under which dwellings may be lawfully occupied.
2. A Comprehensive Community Plan - The objective is the formulation and official recognition of a comprehensive general plan for the community as a whole.
3. Neighborhood Analyses - The objective is the identification of the extent and intensity of blight and logical patterns of neighborhoods for purposes of developing a basis for planning of healthy neighborhoods of decent homes and suitable living environment.
4. Administrative Organization - The objective is a firmly established administrative responsibility and capacity for enforcement of codes and ordinances and for carrying out renewal programs and projects.
5. Financing - The objective is the development of means of meeting the financial obligation involved in carrying out urban renewal activities.
6. Housing for Displaced Families - The objective is to facilitate the rehousing, in decent, safe, and sanitary accommodations, of families displaced by governmental action.
7. Citizens Participation - The objective is community-wide participation on the part of individuals and representative



citizens' organizations which will help to provide, both in the community generally and in selected areas, the understanding and support which is necessary to insure success. /1

Federal assistance is made available as follows:

"Loans and grants -- up to two-thirds of the net cost -- for clearing slum areas or replanning blighted areas for rehabilitation...

Special FHA mortgage insurance to share the risk of private investment in the rebuilding and rehabilitation of these replanned urban renewal areas...

Special FHA mortgage insurance for low-cost private housing, new or rehabilitated, for displaced families..." /2

#### STATE ENABLING LEGISLATION

North Carolina enabling legislation provides municipalities with the powers to establish and maintain urban redevelopment programs. Chapter 160, Sub-Chapter VII, Article 37, of the General Statutes of North Carolina provides for the creation and operation of a redevelopment commission by the governing bodies of those municipalities containing blighted areas.

This commission must have five members who are appointees of the mayor and the governing board. The first commission members may serve terms of one, two, three, four, and five years, after which members may serve five-year staggered terms. This commission will obtain from the planning commission the designation of those areas needing redevelopment. Redevelopment plans for these areas, including provisions for transportation, land use, community facilities,

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1/ How Localities Can Develop a Workable Program for Urban Renewal. Housing and Home Finance Agency, Wash. 25, D.C., R-1 Rev. 12-55.

2/ The Workable Program - What It Is, Housing and Home Finance Agency, September, 1955.



utilities, densities, building requirements, etc., will then be prepared. Provision for financing proposed projects will be made, after which the commission will purchase the property to be cleared, using the power of eminent domain where necessary. Attention must also be given to the relocation of the residents of the project area, to the demolition of existing structures, and to the installation of utilities and streets. The commission may then sell the property to private developers for redevelopment according to the redevelopment plan.

#### LOCAL REGULATIONS

Four types of regulations are available to Rockingham for use in implementing its program of urban renewal and community improvement-- zoning, subdivision, building, and minimum housing standards. Of these, Rockingham has only one which is adequate, a zoning ordinance.

Zoning is the primary means by which a municipality can guide the use of land within its environs. The use of zoning was begun in Rockingham in 1946 and has continued until the present with a recent revision of the zoning ordinance. The building inspector enforces the zoning ordinance by issuing building permits only for proposed construction which meets ordinance requirements.

Subdivision regulations provide for the quality of development by requiring certain design standards to be met in subdividing land. The standards provide for adequate lot dimensions, street dimensions, utilities, and space for community facilities. The town legislative body and planning board must approve subdivision plats before they are recorded in the Register of Deeds Office. This approval may be granted only if the plats comply with subdivision regulations and community plan standards. All municipalities within Richmond County, including Rockingham, are excluded from the North Carolina law which enables communities to adopt subdivision regulations. Rockingham should seek action by the North Carolina General Assembly which enables the town to adopt and enforce subdivision regulations.





Building codes contain provisions for safety, sanitation, fire prevention, adequate construction specification, etc., which must be incorporated into new buildings. The codes are also enforced by the building inspector through the issuance of building permits. A set of codes should be written and should be adopted by the Rockingham Board of Commissioners.

A minimum housing code requires certain specified standards to be met in both new and old residential structures. Provisions included require adequate ventilation, illumination, structural characteristics, sanitation, cleanliness, fire prevention, and safety. Enforcement of the code involves periodic inspections by the building inspector during which an inventory of substandard features is compiled. The owners of substandard structures are given a list of deficiencies accompanied by a time schedule for making needed repairs and alterations. Those structures grossly substandard are condemned and must be razed within a given number of days. A minimum housing code should also be written for Rockingham and adopted by the Board of Commissioners.

As indicated, the building inspector is instrumental in the enforcement of the zoning, building, and minimum housing ordinances. His competent application of these regulations to Rockingham housing is a key factor in the success of conservation, rehabilitation, and redevelopment measures. His efforts must have the support of town officials and citizens alike. An active program will necessitate the employing of at least one full-time building inspector.

#### PUBLIC HOUSING

Through a public housing program, Rockingham can rehouse many of those residents who are now living in substandard housing, can meet the federal requirement for providing adequate housing for those residents displaced by slum clearance, or can replace some substandard development with public housing projects.



Under the provisions of Chapter 157 of the General Statutes of North Carolina, Articles 1, 2, and 3, twenty-five citizens can petition for the Town Board to hold a public hearing at which the need for a housing authority can be determined. If a need is found, an authority, consisting of five citizens appointed by the Mayor can be formed. These members may serve terms of one, two, three, four, and five years, after which appointees may serve five-year staggered terms. This authority assumes the responsibility for constructing and operating public housing for those low-income families who are unable to rent or buy adequate housing on the private market.

Some federal funds, in the form of development loans, are available for financing public housing construction. Other funds are available as annual subsidies for the operation of public housing. Both forms of financial aid are made available through the Public Housing Administration under the Housing and Home Finance Agency.

#### CITIZEN PARTICIPATION

Although numerous federal, state, and local tools are available for implementing an urban renewal program in Rockingham, the accomplishments of a renewal program will depend largely on active citizen support. To enlist this support, an unofficial Citizens' Committee on Urban Renewal, composed of those citizens most interested in community improvement, should be organized.

The membership of this Committee should be unlimited, and every segment of Rockingham's population should be represented. After studying urban renewal and public housing practices, policies, and publications, its members should disseminate urban renewal information to other citizens through radio broadcasts, newspaper articles, publications, conferences, and speeches. The feasibility of sponsoring inter- and intra- neighborhood renewal drives and contests might be considered.



If the citizens of Rockingham will give their fullest cooperation to the formation and function of an urban renewal program, many of the blighting conditions pointed out in this report will be removed and the creation of more slums will be prevented.

#### SPECIFIC APPLICATIONS OF URBAN RENEWAL METHODS

Conservation, rehabilitation, and redevelopment are all needed in portions of Neighborhood 1. Conservation should be used in the residential area northeast of the central business district, with the exception of a small rehabilitation pocket on Randolph Street. Rehabilitation is needed along Highway 74 and along Hitchcock Creek. Particular attention should be given to the appearance of the area along Highway 74 near the Great Falls Mill since this is the gateway to the town from the northwest. Landscaping featuring the topography-- the creek and the hills - combined with the elimination of unsightly buildings and billboards would make marked improvement in this area. Redevelopment should be used to bring conditions in the mixed residential, commercial, and service development immediately west of Neighborhood 6 to a desirable standard. Redevelopment is also needed to clean up the West Green Street blight. The uses to be placed in these redeveloped areas after clearance should be decided when detailed redevelopment plans are drawn up; however, those areas nearest the Central Business District might provide space needs for commercial purposes and parking.

Neighborhood 2, which has only a few substandard structures, needs immediate application of conservation techniques to prevent the blighting of housing, particularly in the northeast portion.

As in Neighborhood 1, conservation, rehabilitation, and redevelopment are needed in Neighborhood 3. Approximately one-half of the area can be treated by conservation. The remainder is equally divided into rehabilitation and redevelopment areas. Rehabilitation is needed in the southeastern portion where approximately forty percent of the dwelling units are substandard and several pockets



of slums must be cleared. The central portion of the neighborhood, including the Negro business district on East Washington Street, should be redeveloped. The Tintop Alley-Armstead Street area also needs redevelopment. With the exception of the business district on Washington Street, land cleared for redevelopment might be used for residential and community facilities structures.

Neighborhood 4, the only neighborhood with no substandard dwellings, should be scheduled for conservation.

Conservation is needed in a large portion of Neighborhood 5; however, the area including the strip of commercial and service uses along Highway 74 should be rehabilitated. Particular attention should be given to the landscaping of the major highways meeting in the neighborhood, with the removal of substandard structures and conditions. This area represents the focal point of major highways serving the community; hence its function as an advertising medium can be either detrimental or beneficial to the Town's appearance.

Neighborhood 6, with the exception of its extreme western and northeastern portions, should be rehabilitated. This would involve an improvement and beautification program in the central business district with an improved and expanded parking and traffic circulation system. The deteriorating structures in the transition areas around the Central Business District should be renovated to meet certain standards or should be razed and replaced by new structures. Residential structures should be replaced by commercial and service buildings as the needs for such expansion arise.

Map 6, Proposed Treatment, indicates those areas of Rockingham where urban renewal techniques, including conservation, rehabilitation, and redevelopment, might be applied. Treatment in those areas scheduled for conservation and rehabilitation should begin immediately. Redevelopment projects should be planned and scheduled only after intense study of each project area and its best reuse potential. Perhaps redevelopment in Neighborhood 1 should take pre-





cedence, since slums here reflect upon the quality of the central business district and Rockingham's center. The two remaining redevelopment projects should be undertaken as soon as resources are available.

## CONCLUSION

Since this analysis has been prepared for the Town of Rockingham, no detailed study has been made of those developed areas situated outside the town limits. However, certain factors reflecting upon the quality of development for the entire Rockingham community cannot be ignored.

One serious deficiency is the small amount of industrial development within the incorporated area. Hence, the town is dependent upon an appreciably lower tax base than would be the case if the more than one-half dozen industries just outside the town limits were annexed. A look at the irregularities in the alignment of the town limits indicates the care with which these industries have been excluded from Rockingham and from contributing to the town's taxes. A careful study of both the advantages and disadvantages of annexing these areas should be conducted.

Though excluded from incorporated Rockingham, East and West Rockingham are as much a part of the community as are any of the neighborhoods which are analyzed in this study. Rockingham should consider annexing East and West Rockingham in order to exert positive control over conditions there.

To exert positive control over new development in the area extending one mile in all directions from the city limits, extra-territorial zoning and subdivision regulations should be legislated and enforced. These tools would insure a high quality of development and prevent the improper mixing of land uses, waste of resources, misuse of land, etc.



These and other decisions made now will determine Rockingham's future. The citizens, community leaders, and town officials must all participate in this decision making, both publicly and privately. Action by a few citizens in monthly town and planning Board meetings is not sufficient. Interest and participation originating in the home, the school, the office, the civic club, the store, the factory, and the church are mandatory.



## APPENDIX



TABLE 1  
ROCKINGHAM LAND USE

USES	ACRES	PERCENT OF TOWN	PERCENT OF DEVELOPED LAND
COMMERCIAL	51.3	2.5	5.1
INDUSTRIAL SERVICE	17.2	.8	1.7
MANUFACTURING	8.6	.4	.8
RESIDENTIAL	542.7	26.3	53.8
SERVICES	19.5	.9	1.9
SOCIAL & CULTURAL	69.5	3.4	6.9
TRANSPORTATION	297.1	14.4	29.5
WHOLESALE	2.9	.1	.3
<u>TOTAL DEVELOPED LAND</u>	1,008.8	48.8	100.0
OPEN	<u>1,057.0</u>	<u>51.2</u>	
TOTAL TOWN	2,065.8	100.0	





TABLE 2  
NEIGHBORHOOD 1-LAND USE

USES	ACRES	PERCENT OF NEIGHBORHOOD	PERCENT OF DEVELOPED LAND
COMMERCIAL	.4	.2	.3
INDUSTRIAL SERVICES	2.0	1.0	1.5
MANUFACTURING	3.4	1.6	2.5
RESIDENTIAL	82.2	39.8	60.2
SERVICES	.4	.2	.3
SOCIAL & CULTURAL	2.3	1.1	1.7
TRANSPORTATION	45.7	22.2	33.4
WHOLESALE	<u>.2</u>	<u>.1</u>	<u>.1</u>
<u>TOTAL DEVELOPED LAND</u>	136.6	66.2	100.0
OPEN	<u>69.7</u>	<u>33.8</u>	
TOTAL NEIGHBORHOOD	206.3	100.0	

TABLE 3  
NEIGHBORHOOD 2-LAND USE

USES	ACRES	PERCENT OF NEIGHBORHOOD	PERCENT OF DEVELOPED LAND
COMMERCIAL	2.3	.3	.6
INDUSTRIAL SERVICES	.4	.1	.1
RESIDENTIAL	256.0	30.4	63.7
SERVICES	.1	--	--
SOCIAL & CULTURAL	45.5	5.4	11.3
TRANSPORTATION	<u>97.5</u>	<u>11.6</u>	<u>24.3</u>
<u>TOTAL DEVELOPED LAND</u>	401.8	47.8	100.0
OPEN	<u>441.0</u>	<u>52.2</u>	
TOTAL NEIGHBORHOOD	842.8	100.0	



TABLE 4  
NEIGHBORHOOD 3-LAND USE

USES	ACRES	PERCENT OF NEIGHBORHOOD	PERCENT OF DEVELOPED LAND
COMMERCIAL	4.3	1.3	2.2
INDUSTRIAL	2.3	.7	1.2
RESIDENTIAL	146.2	45.4	73.0
SERVICES	2.1	.7	1.0
SOCIAL & CULTURAL	17.7	5.5	8.8
TRANSPORTATION	<u>27.6</u>	<u>8.6</u>	<u>13.8</u>
<u>TOTAL DEVELOPED LAND</u>	200.2	62.2	100.0
OPEN	<u>122.0</u>	<u>37.8</u>	
TOTAL NEIGHBORHOOD	322.2	100.0	

TABLE 5  
NEIGHBORHOOD 4-LAND USE

USES	ACRES	PERCENT OF NEIGHBORHOOD	PERCENT OF DEVELOPED LAND
COMMERCIAL	10.6	2.6	9.8
INDUSTRIAL SERVICE	5.9	1.4	5.4
MANUFACTURING	.3	.1	.3
RESIDENTIAL	33.9	8.2	31.3
SERVICES	2.2	.5	2.0
TRANSPORTATION	<u>55.4</u>	<u>13.4</u>	<u>51.2</u>
<u>TOTAL DEVELOPED LAND</u>	108.3	26.2	100.0
OPEN	<u>304.6</u>	<u>73.8</u>	
TOTAL NEIGHBORHOOD	412.9	100.0	



TABLE 6  
NEIGHBORHOOD 5-LAND USE

USES	ACRES	PERCENT OF NEIGHBORHOOD	PERCENT OF DEVELOPED LAND
COMMERCIAL	13.6	6.4	14.5
INDUSTRIAL SERVICE	1.1	.5	1.2
MANUFACTURING	3.8	1.8	4.1
RESIDENTIAL	16.5	7.7	17.6
SOCIAL & CULTURAL	2.4	1.1	2.6
TRANSPORTATION	54.7	25.6	58.3
WHOLESALE	<u>1.6</u>	<u>.8</u>	<u>1.7</u>
<u>TOTAL DEVELOPED LAND</u>	93.7	43.9	100.0
OPEN	<u>119.7</u>	<u>56.1</u>	
TOTAL NEIGHBORHOOD	213.4	100.0	

TABLE 7  
NEIGHBORHOOD 6-LAND USE

USES	ACRES	PERCENT OF NEIGHBORHOOD
COMMERCIAL	20.1	29.5
INDUSTRIAL SERVICE	5.5	8.1
MANUFACTURING	1.1	1.6
RESIDENTIAL	7.9	11.6
SERVICES	14.7	21.5
SOCIAL & CULTURAL	1.6	2.3
TRANSPORTATION	16.2	23.8
WHOLESALE	<u>1.1</u>	<u>1.6</u>
TOTAL	68.2	100.0



TABLE 8

## DWELLING UNITS, APPEARANCE, AND TYPE BY NEIGHBORHOOD

NEIGHBORHOOD	Grade	One Family	Two Family	Multi- Family	Trailer	Garage Apartment	Vacant	Total
1	B	4	-	-	-	-	-	4
	C	100	16	14	-	-	1	131
	D	21	2	3	-	-	15	41
	E	65	12	4	-	-	-	81
	Sub-Total	190	30	21	-	-	16	257
2	A	2	-	-	-	-	-	2
	B	74	-	-	-	-	-	74
	C	442	14	49	8	1	-	514
	D	15	-	-	-	-	1	16
	E	2	-	-	-	-	-	2
	Sub-Total	535	14	49	8	1	1	608
3	B	8	12	12	-	-	-	20
	C	266	-	-	2	4	-	298
	D	127	4	4	-	-	2	143
	E	108	10	10	-	-	9	147
	Sub-Total	509	26	26	2	4	11	608
4	C	82	-	-	-	-	-	82
	Sub-Total	82	-	-	-	-	-	82
5	C	46	2	3	-	1	-	52
	D	8	2	-	-	-	-	10
	E	2	-	-	-	-	-	2
	Sub-Total	56	4	3	-	1	-	64
6	C	31	8	12	-	1	-	48
	D	13	2	-	-	-	-	15
	E	12	-	-	-	-	4	12
	Sub-Total	56	10	12	-	-	4	83
Grand Total		1,428	114	111	10	7	32	1,702





TABLE 9  
THE NUMBER AND PERCENT OF DWELLING UNITS BY  
APPEARANCE GRADES FOR ROCKINGHAM AND ITS NEIGHBORHOODS

GRADE	NEIGHBORHOOD	NUMBER OF DWELLING UNITS	PERCENT OF NEIGHBORHOOD	PERCENT OF TOWN
A	2	2	.3	.1
	Total	2		.1
B	1	4	1.6	.2
	2	74	12.2	4.3
	3	8	1.3	.5
	Total	86		5.0
C	1	131	51.0	7.7
	2	514	84.5	30.2
	3	308	50.7	18.1
	4	82	100.0	4.8
	5	52	81.3	3.1
	6	52	62.7	3.1
	Total	1,139		67.0
-----				
Standard Housing Sub-Total		1,227		72.1
D	1	41	16.0	2.4
	2	16	2.6	.9
	3	143	23.5	8.4
	5	10	15.6	.6
	6	15	18.1	.9
	Total	225		13.2
E	1	81	31.5	4.8
	2	2	.3	.1
	3	149	24.5	8.8
	5	2	3.1	.1
	6	16	19.3	.9
	Total	250		14.7
-----				
Sub-Standard Housing Sub-Total		475		27.9
GRAND TOTAL		1,702		100.0



TABLE 10

THE NUMBER AND PERCENT OF DWELLING UNIT GRADES FOR EACH NEIGHBORHOOD WITH RANKINGS BASED ON PERCENT OF SUBSTANDARD DWELLING UNITS

NEIGHBORHOOD	A			B			C			D			E			Total			D&E			Rank
	No.	%		No.	%		No.	%		No.	%		No.	%		No.	%		No.	%		
1				4	1.6		131	51.0	41	16.0	81	31.4	257	100	122	47.5	5					
2	2	.3		74	12.2		514	84.6	16	2.6	2	.3	608	100	18	2.5	2					
3				8	1.3		308	50.7	143	23.5	149	24.5	608	100	292	48.0	6					
4							82	100.0					82	100			1					
5							52	81.3	10	15.6	2	3.1	64	100	12	18.7	3					
6							52	62.6	15	18.1	16	19.3	83	100	31	37.4	4					
Total	2			86			1,139		225		250		1,702		475							



TABLE 11

## POPULATION ESTIMATES BY NEIGHBORHOOD BASED ON DWELLING UNIT COUNTS

NEIGHBOR- HOOD	Number of Dwelling Units		Population		Percent of Total Population	
	White	Non-White	White	Non-White	White	Non-White
1	201	56	257	740	178	818
2	608	--	608	1,935	---	1,935
3	178	430	608	568	1,367	1,935
4	82	--	82	260	---	260
5	64	--	64	204	---	204
6	83	--	83	264	---	264
TOTAL	1,216	486	1,702	4,771	1,545	5,416
					71.5	28.5
						100.0



TABLE 12  
ILLEGITIMATE BIRTHS, 1959

NEIGHBOR- HOOD	Number of cases	Cases Per 100 People	Percent of Cases	Percent of Population	Rank*
1	2	.24	16.7	15.1	5
2	1	.05	8.3	35.7	4
3	9	.47	75.0	35.7	6
4	-	-	-	4.8	2
5	-	-	-	3.8	2
6	-	-	-	4.9	2
Total	12		100.0	100.0	

TABLE 13  
JUVENILE DELINQUENCY, 1959  
(Estimated)

NEIGHBOR- HOOD	Number of cases	Cases Per 100 People	Percent of cases	Percent of Population	Rank*
1	4	.49	28.6	15.1	5
2	1	.05	7.1	35.7	2
3	6	.31	42.9	35.7	3
4	-	-	-	4.8	1
5	1	.39	7.1	3.8	4
6	2	.76	14.3	4.9	6
Total	14		100.0	100.0	

TABLE 14  
PUBLIC ASSISTANCE, JUNE, 1960

NEIGHBOR- HOOD	Number of cases	Cases Per 100 People	Percent of cases	Percent of Population	Rank*
1	36	4.40	28.3	15.1	6
2	8	.41	6.3	35.7	2
3	70	3.62	55.1	35.7	4
4	-	-	-	4.8	1
5	2	.98	1.6	3.8	3
6	11	4.17	8.7	4.9	5
Total	127		100.0	100.0	

\* The higher the ranking number, the greater the degree of blight.





TABLE 15  
ADULT CRIMES, 1959

NEIGHBOR- HOOD	Number of Crimes	Crimes per 100 People	Percent of Crimes	Percent of Population	Rank*
1	4	.49	15.4	15.1	4
2	-	-	-	35.7	2
3	19	.98	73.1	35.7	5
4	-	-	-	4.8	2
5	-	-	-	3.8	2
6	3	1.14	11.5	4.9	6
Total	26		100.0	100.0	

TABLE 16  
FIRES, 1959  
(Estimated loss in excess of \$500.)

NEIGHBOR- HOOD	Number of Fires	Fires per 100 Dwelling Units	Percent of Fires	Percent of Population	Rank*
1	2	.78	20.0	15.1	4
2	-	-	-	35.7	2
3	6	.99	60.0	35.7	5
4	-	-	-	4.8	2
5	-	-	-	3.8	2
6	2	2.40	20.0	4.9	6
Total	10		100.0	100.0	

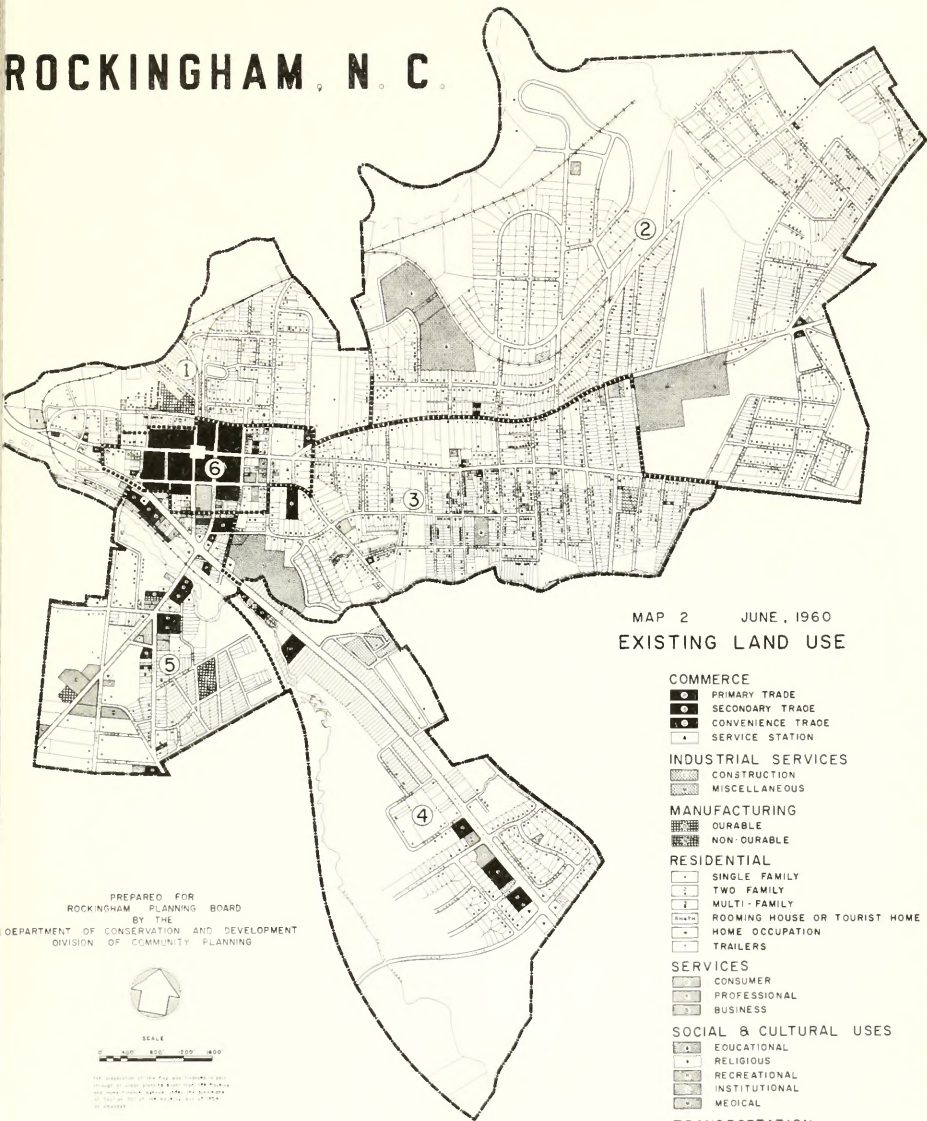
TABLE 17  
NEIGHBORHOOD RANKINGS  
(Based on socio-economic indices)

NEIGHBOR- HOOD	Crimes	Fires	Births Illegitimate	Juvenile Delinquency	Public Assist.	Aver.	Rank*
1	4	4	5	5	6	4.8	5
2	2	2	4	2	2	2.4	2
3	5	5	6	3	4	4.6	4
4	2	2	2	1	1	1.6	1
5	2	2	2	4	3	2.6	3
6	6	6	2	6	5	5.0	6

\* The higher the ranking number, the greater the degree of blight.



# ROCKINGHAM, N. C.



## COMMERCE

- PRIMARY TRADE
- SECONDARY TRADE
- CONVENIENCE TRADE
- SERVICE STATION

## INDUSTRIAL SERVICES

- CONSTRUCTION
- MISCELLANEOUS

## MANUFACTURING

- DURABLE
- NON-DURABLE

## RESIDENTIAL

- SINGLE FAMILY
- TWO FAMILY
- MULTI-FAMILY
- ROOMING HOUSE OR TOURIST HOME
- HOME OCCUPATION
- TRAILERS

## SERVICES

- CONSUMER
- PROFESSIONAL
- BUSINESS

## SOCIAL & CULTURAL USES

- EDUCATIONAL
- RELIGIOUS
- RECREATIONAL
- INSTITUTIONAL
- MEDICAL

## TRANSPORTATION

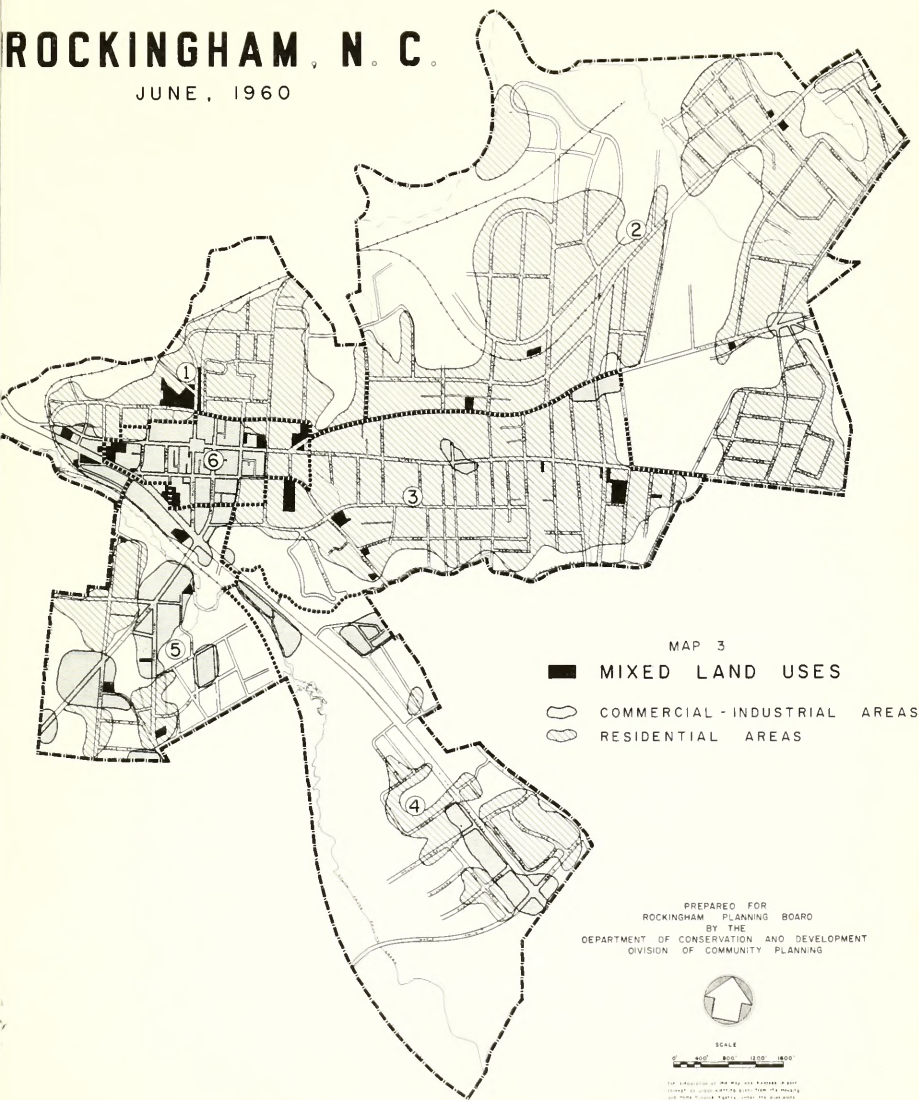
- VEHICULAR
- NON-VEHICULAR

## WHOLESALE

- MERCHANT
- PETROLEUM BULK TERMINAL
- ASSEMBLERS OF FARM PRODUCTS



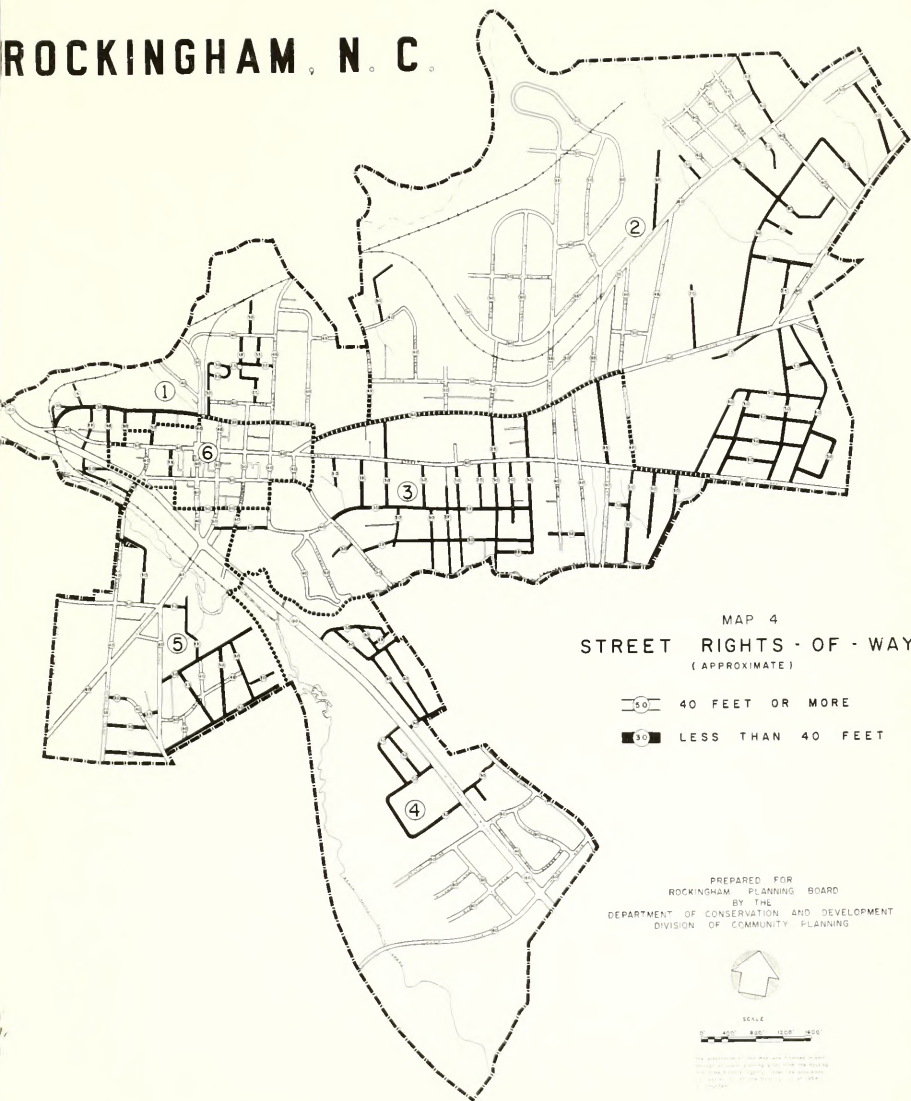
JUNE, 1960



7. 下列各句中，加粗的词语使用恰当的一项是（3分）  
（1）他为人处事，总是以和为贵，与人相处，总是秋毫无犯，遇到事情总是宽宏大量，从不斤斤计较。  
（2）他为人处事，总是以和为贵，与人相处，总是秋毫无犯，遇到事情总是宽宏大量，从不斤斤计较。  
（3）他为人处事，总是以和为贵，与人相处，总是秋毫无犯，遇到事情总是宽宏大量，从不斤斤计较。  
（4）他为人处事，总是以和为贵，与人相处，总是秋毫无犯，遇到事情总是宽宏大量，从不斤斤计较。



# ROCKINGHAM, N. C.







ROCKINGHAM, N. C.

MAP 5 JUNE, 1960  
HOUSING APPEARANCE

STANDARD  
SUB-STANDARD

PREPARED FOR  
ROCKINGHAM PLANNING BOARD  
BY THE  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
DIVISION OF COMMUNITY PLANNING

SCALE  
0 400 800 1200 1600  
FEET

The information on this map was obtained from the  
Rockingham Planning Board, the Department of  
Conservation and Development, the Division of  
Community Planning, and the Rockingham Planning  
Board.

☐ STANDARD

☒ SUB - STANDARD

PREPARED FOR  
ROCKINGHAM PLANNING BOARD  
BY THE  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
DIVISION OF COMMUNITY PLANNING



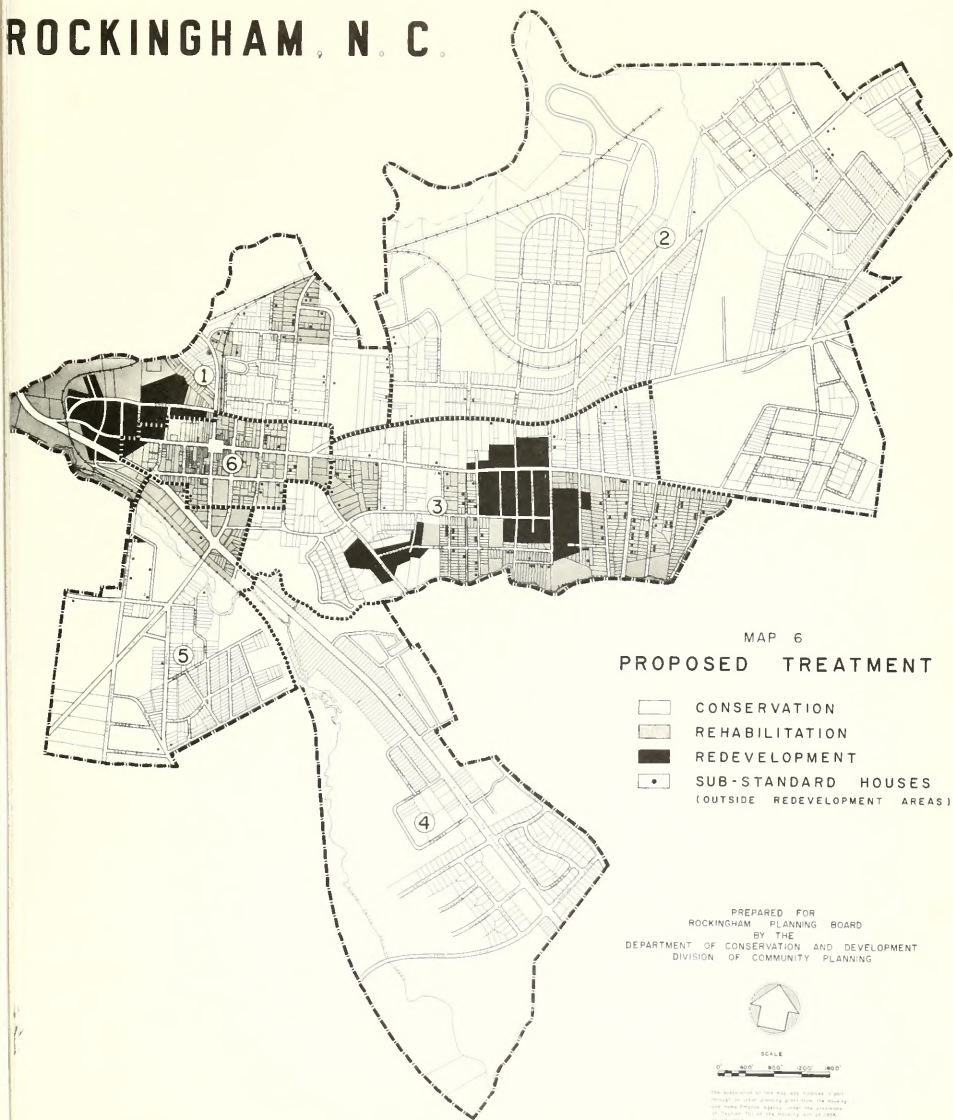
5648 • J. Neurosci., September 24, 2008 • 28(39):5643–5650



The production of LRP-13. was increased in 1997 through an action plan. The following table shows the results of the action plan.



# ROCKINGHAM, N. C.



The boundaries of the map are subject to change through an order granting grant from the Housing and Urban Development Administration, Department of Housing and Urban Development, U.S. Department of Housing and Urban Development, or through an order of the Housing and Urban Development Administration.

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